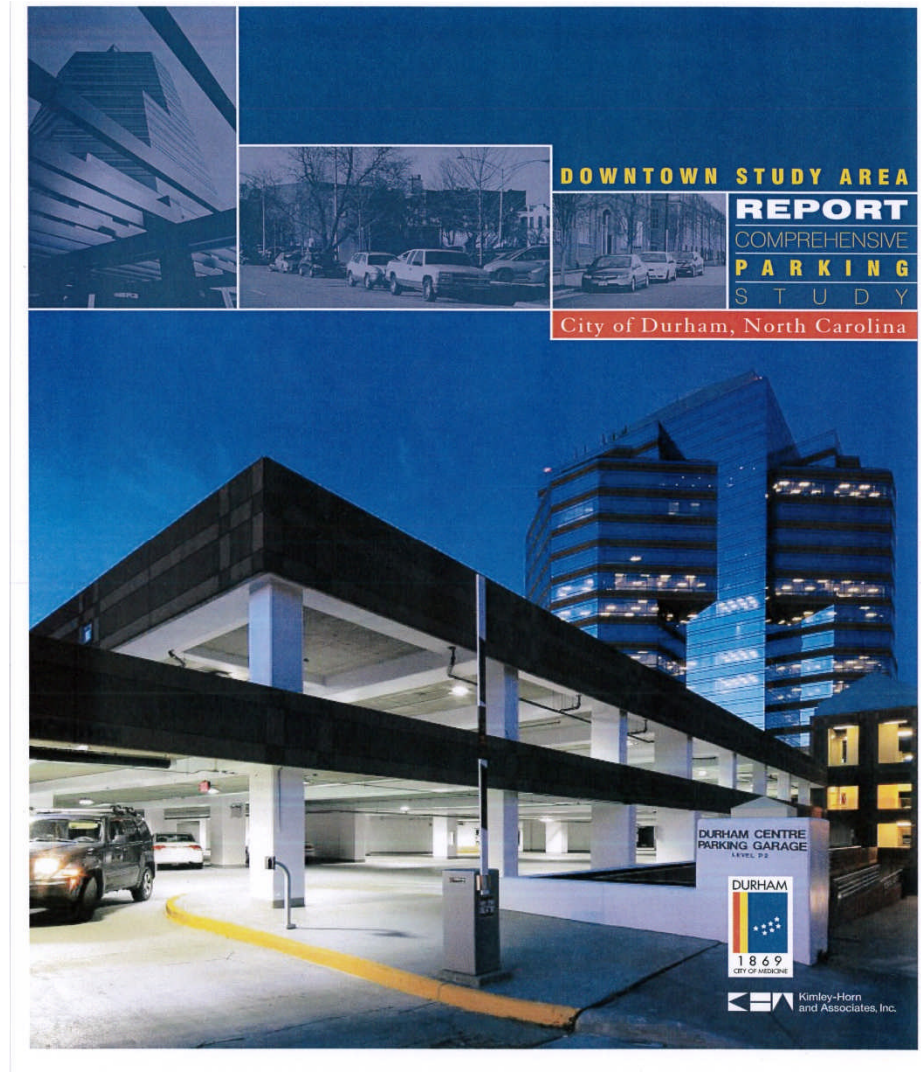




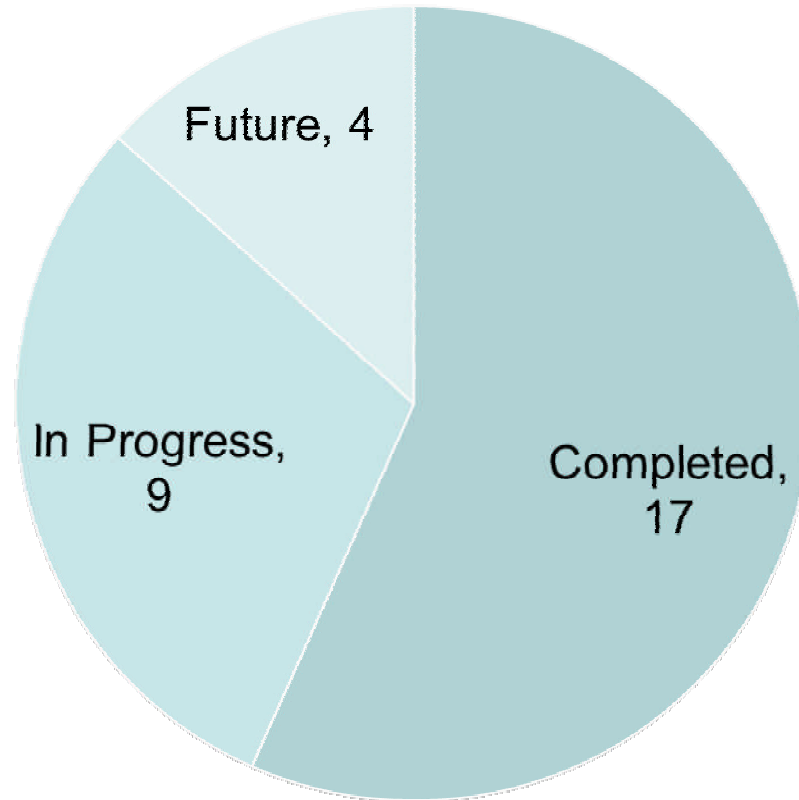
Update on Parking Projects

Transportation and General
Services Departments
February 4, 2016





Recommendations





Goal 3: Thriving Livable Neighborhoods

Objective:

Increase the variety of transportation choices available to Durham residents, in order to improve the access to and mobility of Durham Neighborhoods

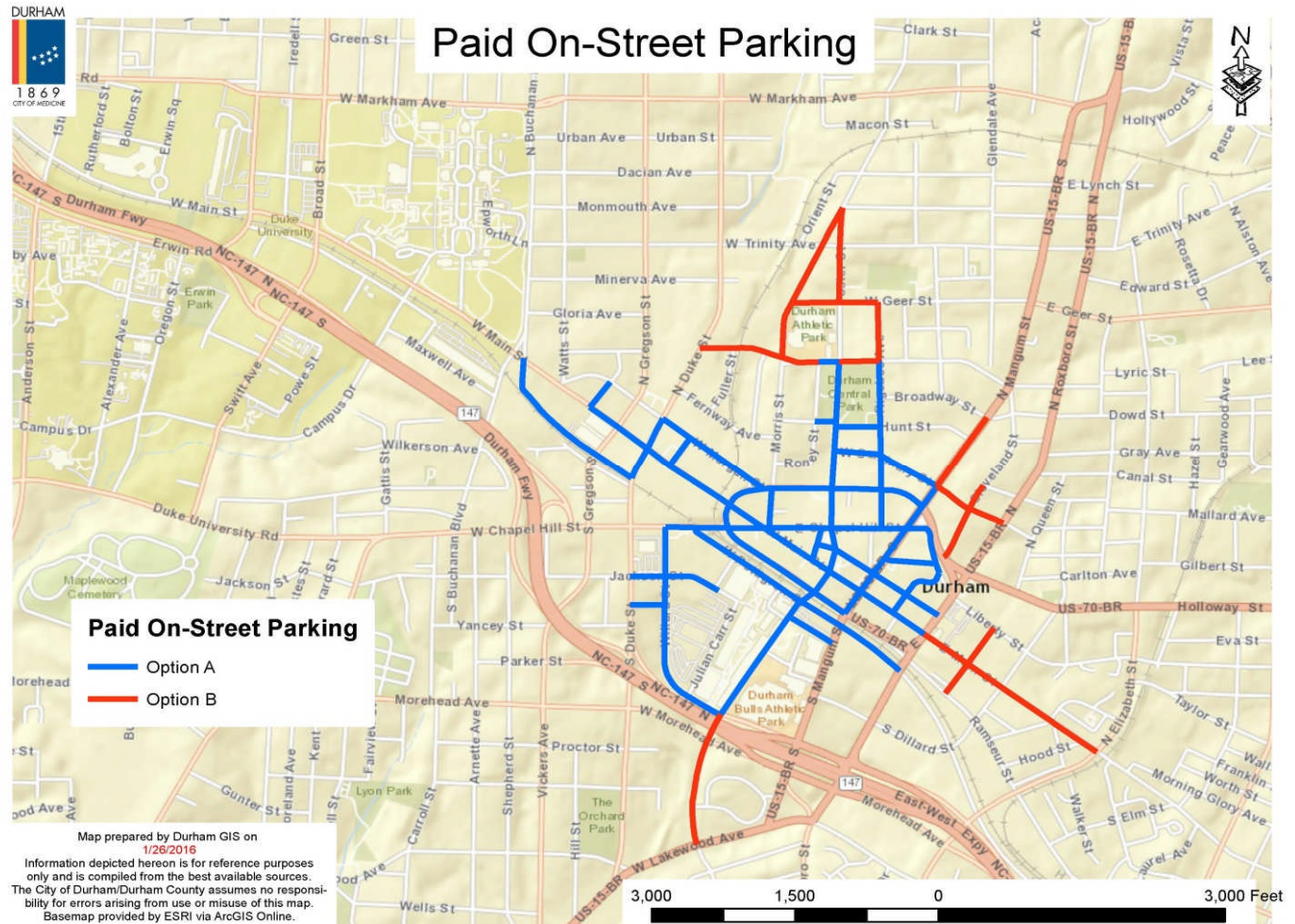
Initiative:

Implement paid on street parking to advance financial capacity for provision of future downtown parking

Implementation of Paid On-Street Parking



Map of Proposed Paid On-Street Parking Program



Target Area – Option A

- Minimum of 750 parking spaces
- Minimum of 120 single and/or multi-space parking meters
- Diversity of payment options



Note: Photos are for illustrative purposes only and are not reflective of the chosen or preferred single/multi space parking meter/paystation.

Target Area – Option B

- Minimum of 1,000 parking spaces
- Minimum of 160 single and/or multi-space parking meters
- Diversity of payment options



Note: Photos are for illustrative purposes only and are not reflective of the chosen or preferred single/multi space parking meter/paystation.

Sample Parking Meter/Paystation



Note: Photos are for illustrative purposes only and are not reflective of the chosen or preferred single/multi space parking meter/paystation.



Recommended Payment Rates

Effective: September 1, 2016

On-Street Hourly Parking Rate

- \$1.50 per hour, 8am – 6pm, Monday to Friday
- Pay-By-Phone
- Customers must adhere to posted time restrictions

Off-Street Hourly Parking Rate

- \$1.25 per hour, 8am – 7pm, Monday to Friday
- Pay By Phone (Surface parking lots only)



Projected Revenues

Pull from Parking Enterprise Fund proforma



Expenditures

Parking Meters and Paystations – estimated at \$1.2 million

Staffing, Operations and Maintenance - \$350,000



Next Steps

- RFP Development and Release (February 2016)
- City Council Approval of Ordinance for Paid On-Street Parking Program (June 2016)
- City Council Approval of Purchase of Parking Meters/Paystations (May/June 2016)
- Public Education Campaign (August 1 – September 17, 2016)
- Launch of Paid On-Street Parking Program (September 2016)

New Downtown Parking Garage

Initial Efforts

Urban Design Studio held 1/8/14

Looked at both City surface parking lots between Holland St. and N. Mangum along West Morgan Street.





Urban Design Studio Summary

- Combine parking with other uses to enhance street activity
- Build In commercial space at time of construction along West Morgan Street and side street
- ~6-7 Stories tall
- Design of the structure is more important than height
- Pedestrian entrances located at street corners
- Structure should look more like a building than a parking deck
- A modern design vs. traditional
- Both horizontal floors and vertical bays should be emphasized
- Openings should look like windows



Urban Design Studio Summary

- Materials, Design and Scale are all important
- Ground level articulation of the structure is important
- Capitalize on location as gateway into City
- Create compatibility of adjacent structures through proportions, size and pattern of openings
- Either Site favored in survey responses

Selected Site – Surface Lot #14



Site Selection based on:

- The site's ability to physically and functionally accommodate a structured parking facility
- The site's ability to function as a gateway into downtown



Preliminary Program

- Kimley-Horn under contract to complete a Site Feasibility Study
- 750-800 parking spaces
- 10-15,000 sf of commercial/retail space
- 4,000 sf centralized parking office

Delivery Method

- Staff evaluated both Design-Build and Construction Manager at Risk (CMAR)
- Staff recommends CMAR primarily for controlling cost, ensuring a quality project, while still providing opportunity for an expeditious delivery schedule



Preliminary Schedule

Advertise for both Design and CMAR RFQ's
City Council Approval Design and CMAR Contracts
Design Phase (~10 Months) *
Bidding, PGMP & CC Approval
Construction (~10 Months) **
Substantial Completion
Final Completion

February 2016
May 2016
June 2016-April 2017
May 2017-July 2017
Aug. 2017-June 2018
June 2018
August 2018

* Assumes Expedited Site Plan Review of 3-4 Months

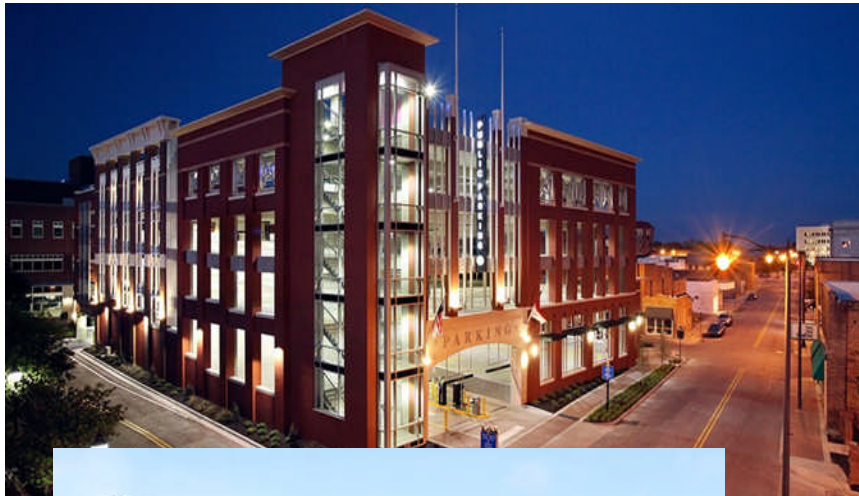
** Assumes no significant Environmental/Geo-technical mitigation

Preliminary Budget

\$23 Million Dollars inclusive of design, geo-technical engineering services, construction, owner costs and owner contingency.



Sample Images





Parking Enterprise Fund

DAVID BOYD



Parking Enterprise Fund

DAVID BOYD



Questions?